

**TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM**

Property ID: R33447

Property Information

property address: 2715 S TEXAS AVE
 legal description: MITCHELL-LAWRENCE-CAVITT, BLOCK 15, LOT 8
 owner name/address: ANDERSON, ZANE & RAMI CERONE
900 N ROSEMARY DR
BRYAN, TX 77802-4331
 full business name: Road Runner Auto Sales
 land use category: Retail type of business: Auto Sales
 current zoning: C3 occupancy status: Occupied
 lot area (square feet): 10000 frontage along Texas Avenue (feet): 50
 lot depth (feet): 200 sq. footage of building: 671
 property conforms to: ☐ min. lot area standards ☒ min. lot depth standards ☐ min. lot width standards

Improvements

of buildings: 4 building height (feet): 10 # of stories: 1

type of buildings (specify): wood frame

building/site condition:

(1-3 2-2 3-72 4-2) ? (average 2)

buildings conform to minimum building setbacks: ☐ yes ☐ no (if no, specify) _____

approximate construction date: 1945 accessible to the public: ☒ yes ☐ no
 possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no
 other improvements: ☐ yes ☒ no (specify) _____
 (pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☒ no ☐ dilapidated ☐ abandoned ☐ in-use
 # of signs: _____ type/material of sign: _____
 overall condition (specify): _____
 removal of any dilapidated signs suggested? ☐ yes ☐ no (specify) _____

Off-street Parking

improved: ☐ yes ☒ no parking spaces striped: ☐ yes ☒ no # of available off-street spaces: ?
 lot type: ☐ asphalt ☐ concrete ☒ other gravel
 space sizes: _____ sufficient off-street parking for existing land use: ☐ yes ☐ no
 overall condition: _____
 end islands or bay dividers: ☐ yes ☒ no landscaped islands: ☐ yes ☒ no

Curb Cuts on Texas Avenue

how many: 1 curb types: ☒ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☒ yes ☐ no
if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☒ no meet opposite separation requirements: ☐ yes ☒ no

Landscaping

☐ yes ☒ no (if none is present) is there room for landscaping on the property? ☒ yes ☐ no

comments: _____

Outside Storage

☒ yes ☐ no (specify) CARS, home goods
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☒ no n/a

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☐ yes ☒ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

Other Comments:

non-suitable use of property
3 homes on property
#1 - carsales #2 - empty #3 - rental? #4 - empty storage
formerly multiple lots - old structures terrible condition

